

BUILDING BROCHURE

MACPHERSON WALK EAST

5883 Irmin St. · Burnaby, BC V5J 0C5 · Metrotown



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3 FOR SALE
FROM \$450,000

3 SOLD · 12 MO
\$635,000–\$660,000


12-MO SOLD TREND
-32.8

Unit Mix

1 Bedroom 27 units 513 – 642 sf from \$420,000	2 Bedroom 26 units 799 – 920 sf from \$547,000	3 Bedroom 8 units 1,252 – 1,396 sf from \$1,018,000
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For Sale in Macpherson Walk East & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$635,000	2 / 2	799 sf	\$795	110 5889 IRMIN STREET
\$458,000	1 / 1	611 sf	\$750	312 5889 IRMIN STREET
\$450,000	1 / 1	524 sf	\$859	405 5889 IRMIN STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$643,000	2 / 2ba	857 sf	\$750	2026-07-03
\$635,000	2 / 2ba	898 sf	\$707	2026-02-04
\$660,000	2 / 2ba	893 sf	\$739	2026-01-27
\$532,000	1 / 1ba	603 sf	\$882	2025-08-31

Value & Financing

Price Positioning \$801 /sq ft Active listings here average \$801/sf vs \$836/sf across Metrotown. 4% below area average	Mortgage Snapshot \$2,155 /mo Entry price (from) \$450,000 20% down payment \$90,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2009	LEVELS 2	SUITES 165	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3540	DEVELOPER Hungerford Properties

Overview

MacPherson Walk East - 5883 Irmin Sreet, Burnaby, BC V5J 0C5, Strata Plan No. BCS3540, 2 levels, 354 units, built 2009, located at the corner of Macpherson Avenue and Irmin Street in Metrotown community of South Burnaby. MacPherson Walk is a master-planned urban village that is being developed, designed and marketed by a team of award-winning professionals: Hungerford Group, Robert Ciccozzi Architecture, Byu Design (interior designers), and Platinum Project Marketing. MacPherson Walk contains three phases with inspired Westcoast design, a 7 acre property, 4 acres of landscaped grounds and trails, a private inner courtyard with stone walkways, vine covered trellises, spectacular water features and picnic spots. Phase 1 & 2 consists of 354 four-storey condos and a small number of two-storey townhomes and phase 3 with 120 four-storey condos building. The addresses are: Phase 1 - MacPherson Walk East: 5881, 5883, 5885, 5887, 5889 Irmin Street; Phase 2 - MacPherson Walk West: 5661, 5663, 5665, 5771, 5773, 5775 Irmin Street; Phase 3 - MacPherson Walk North: 5788 Sidley Street.

Ranging from 514 - 1376 sq. ft., its studios, 1, 2 and 3 bedroom condominium suites and 3 bedroom townhomes each feature open floor plans, 9 ft ceilings, large windows, plush carpet, granite and marble countertops, ceramic tile backsplashes, stainless steel Whirlpool appliances, breakfast bars, washer and dryer, wood veneer cabinetry, porcelain tile flooring in kitchens and bathrooms, Moen faucets and fixtures, spa inspired bathrooms and spacious covered balconies and patios. Each phase has its own amenities. Owners will have use of amenities including a two storey lobby, fireside lounge with kitchen and wet bar, a fitness facility with change room, roof top deck, a guest suite, on-site caretaker, Barbeque terrace, children's play area, reading benches, and underground parking. But the Phase 3 is a car co-op.

At the MacPherson Walk, everything necessary for a full and varied lifestyle is at your doorstep. Your community includes Michael J. Fox Theatre, Burnaby South secondary school, Clinton Elementary and Glenwood Elementary and Royal Oak shopping district, all within walking distance. Royal Oak SkyTrain station is two blocks away, so it's just Byu Design minutes to Metrotown and 15 minutes to downtown. Big box shopping is also close; a new shopping center at Marine Way and Byrne Road is a Byu Design-minute drive. MacPherson Walk is managed by 604-683-8900. 2 Pets Allowed (cats or dogs OK), Rentals Allowed.

Amenities & Features

- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Garden
- ✓ Playground

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Recreation Facility

Location



Les Twarog

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